

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

DECEMBER 17, 2013

**ALHAMBRA HEALTH MEDICAL CENTER HEALTH CARE FOUNDATION
PROPERTY LEASE**

Alhambra Health Medical Center Health Care Foundation (AHMC), a non-profit community-based health and human service organization with its USA headquarters in Alhambra, California, is looking to expand its community service operations. AHMC has identified a County-owned facility which has been vacant for ten years, located at 612 West Shorb Street (Property) in the City of Alhambra. The clinic facility located on the Property, formerly served as an outpatient health center, which was operated by the Department of Health Services.

AHMC is prepared to invest over \$8 million in upgrades and tenant improvements to the Property, and establish a full multi-purpose service center for the community’s benefit. AHMC plans to provide an array of health services, including medical preventive health care, dental care and alternative medical group exercise, as well as non-hospital treatable ailment service to families, children and the elderly. Additionally, AHMC will provide comprehensive case management and direct services to seniors, working poor, and job skills and employment training development services to young people focusing on job career tracks and educational opportunities.

AHMC is recognized as a 501(c)(3) organization in compliance with Internal Revenue Code regulations, and Government Code Section 26227 prescribes a method by which the County may make property available to non-profit organizations for the purpose of providing health services to County residents.

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RIDLEY-THOMAS	_____
YAROSLAVSKY	_____
ANTONOVICH	_____
KNABE	_____

I, THEREFORE, MOVE, as authorized by Government Code Section 26227, that the Board of Supervisors make a finding, approve the lease, and authorize:

1. that the property located at 612 West Shorb Street (Property) in Alhambra, is not needed for any present or foreseeable County purposes;
2. that a gratis lease of the Property is categorically exempt from CEQA, pursuant to CEQA Guidelines 15302 and Class 2 of the County's Environmental Document Reporting Procedures and Guidelines;
3. that the health care and community-based services provided by Alhambra Health Medical Center Health Care Foundation (AHMC) to the local community serve public purposes which benefit the County and its residents;
4. that the lease of the Property to AHMC is on a gratis basis, in exchange for AHMC's commitment to upgrade the building and complete the tenant improvements at its costs, and provide the funds, staff and management to provide healthcare services, and community-based training programs, and other beneficial services to the community for the duration of the lease term, subject to the condition that the Property and services shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to residents of city incorporated areas not equally accorded to residents of unincorporated territory, and that AHMC rehabilitates the building to minimum building code standards acceptable to the City of Alhambra; and
5. the Chief Executive Officer (CEO) to negotiate appropriate lease terms and have the Chair, after review and approval by County Counsel, execute a lease with AHMC for 80 years, with an option to renew for two additional ten-year terms, and authorize the CEO or his designee, the authority to execute any related documentation required to facilitate the building's upgrades and tenant improvements.

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